

LOCATION MAP NOT TO SCALE

RECORD OWNER:

SR PERIWINKLE REALTY CORP  
PO BOX 158  
DUXBURY, MASSACHUSETTS 02331

PARCEL ID: 119-762-102  
433 WASHINGTON STREET  
LAND COURT CERT. #41409  
WAY G & LOTS 19, 20 & 21: LAND COURT  
PLAN 12425H  
DEED BOOK 9732 PAGE 102  
LAND COURT CERT. #80077  
LOT D: LAND COURT PLAN 12425E  
LOT 17: LAND COURT PLAN 12425G

PARCEL ID: 119-761-115  
441 WASHINGTON STREET  
LAND COURT CERT. #C17-2

PARCEL ID: 119-761-114  
447 WASHINGTON STREET  
DEED BOOK 48002 PAGE 1  
LAND COURT CERT. #124645  
LOT 18 & 18A: LAND COURT PLAN 12425H

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, ZONE AE (EL=10) AND ZONE VE (EL=12) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0241L, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

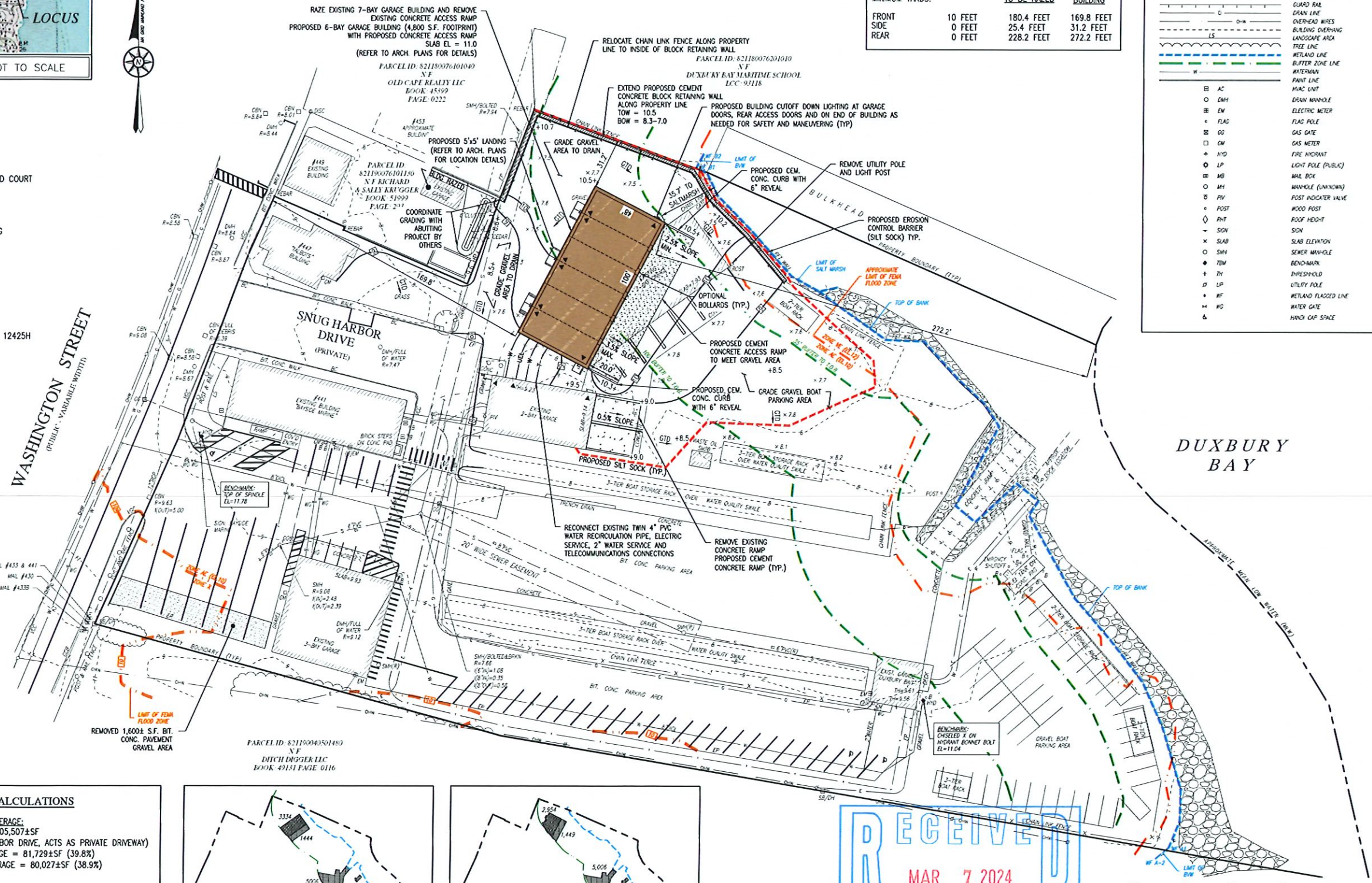
1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING APRIL AND MAY OF 2021.
2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING APRIL OF 2021 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
4. SUBJECT SITE IS IN THE NEIGHBORHOOD BUSINESS DISTRICT 2 "NB2" AS DEPICTED ON THE TOWN OF DUXBURY ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ZONING REQUIREMENTS

NEIGHBORHOOD BUSINESS NB2 DISTRICT			
	REQUIRED	EXISTING	PROPOSED
AREA	15,000 SF	166,986±SF	166,986±SF
FRONTAGE	100 FEET	280.3 FEET	280.3 FEET
LOT DEPTH	100 FEET	>100 FEET	>100 FEET
BUILDING HEIGHT	30 FEET	<30 FEET	<30 FEET
SITE COVERAGE	50%	39.8%	38.9%
MINIMUM YARDS:			
FRONT	10 FEET	180.4 FEET	169.8 FEET
SIDE	0 FEET	25.4 FEET	31.2 FEET
REAR	0 FEET	228.2 FEET	272.2 FEET

LEGEND

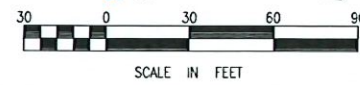
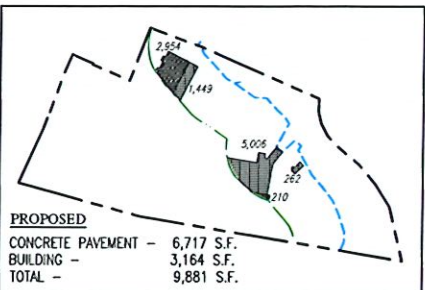
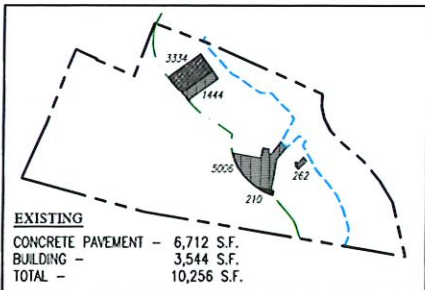
• DGC	BRASS DGC FOUND
• SB/DH	STONE BOUND W/DRILL HOLE FOUND
• REBAR	REBAR FOUND
--- 100' ---	CONTOUR LINE
--- 100' ---	POST AND RAIL FENCE
--- 100' ---	STOCKADE FENCE
--- 100' ---	MASH WATER RECYCLE PIPE
--- 100' ---	ELECTRIC LINE
--- 100' ---	GAS LINE
--- 100' ---	TELEPHONE/DABLE LINE
--- 100' ---	CURB RAIL
--- 100' ---	DRAIN LINE
--- 100' ---	OVERHEAD WIRES
--- 100' ---	BUILDING OVERHANG
--- 100' ---	LANDSCAPE AREA
--- 100' ---	TREE LINE
--- 100' ---	WETLAND LINE
--- 100' ---	BUFFER ZONE LINE
--- 100' ---	WATERWAY
--- 100' ---	PAINT LINE
--- 100' ---	MAC UNIT
--- 100' ---	DRAIN MANHOLE
--- 100' ---	ELECTRIC METER
--- 100' ---	FLAG POLE
--- 100' ---	GAS GATE
--- 100' ---	GAS METER
--- 100' ---	FIRE HYDRANT
--- 100' ---	LIGHT POLE (PUBLIC)
--- 100' ---	MAIL BOX
--- 100' ---	MANHOLE (UNKNOWN)
--- 100' ---	POST INDICATOR VALVE
--- 100' ---	WOOD POST
--- 100' ---	ROOF HEIGHT
--- 100' ---	SDM
--- 100' ---	SLAB ELEVATION
--- 100' ---	SEWER MANHOLE
--- 100' ---	BENCHMARK
--- 100' ---	THRESHOLD
--- 100' ---	UTILITY POLE
--- 100' ---	WETLAND FLAGGED LINE
--- 100' ---	WATER GATE
--- 100' ---	HATCH CAP SPACE



IMPERVIOUS CALCULATIONS

SITE IMPERVIOUS COVERAGE:  
TOTAL LOT AREA = 205,507±SF  
(INCLUDES SNUG HARBOR DRIVE, ACTS AS PRIVATE DRIVEWAY)  
EXISTING LOT COVERAGE = 81,729±SF (39.8%)  
PROPOSED LOT COVERAGE = 80,027±SF (38.9%)

WETLAND BUFFER IMPERVIOUS COVERAGE:  
EXISTING AREA WITHIN 100' BUFFER = 57,473±SF  
EXISTING LOT COVERAGE = 10,256±SF (17.8%)  
PROPOSED AREA WITHIN 100' BUFFER = 57,473±SF  
PROPOSED LOT COVERAGE = 9,881±SF (17.2%)



REVISIONS

6	3/6/24	REV. BDC EL.
5	3/1/24	REV. PROP BLDG
4	1/23/24	ADD PROP BLDG
3	1/16/24	CHANGING CHANGES
2	10/22/21	REMOVE PROP BLDG
1	8/7/21	REVIEW COMMENTS



DRAWN BY: AMB

DESIGNED BY: DK

CHECKED BY: DK

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**SITE PLAN**  
433-447 WASHINGTON STREET  
DUXBURY, MASSACHUSETTS

PREPARED FOR  
DAN HAWKINS / BAYSIDE MARINE  
433-447 WASHINGTON STREET  
DUXBURY, MASSACHUSETTS 02331

JULY 9, 2021

SCALE: 1" = 30'

JOB NO. 21-069

LATEST REVISION:  
MARCH 6, 2024

SITE PLAN





NOTE: CONTRACTOR WILL KEEP A SUFFICIENT SUPPLY OF HAY BALES, CLEAN STONE AND DIRT BAGS TO ENSURE SILTATION IS CONTROLLED ON SITE. A MINIMUM OF TWO TIMES THE HAY BALES AND STONE ARE NEEDED AND FOUR DIRT BAGS WILL BE KEPT ON SITE.



- NOTES:  
1) LOCATIONS PER SITE PLAN  
2) PROVIDE 1/2" DEEP CONTROL JOINTS AT 5' O.C.  
3) PROVIDE CONSTRUCTION JOINT WITH 1/4"  
PREMOLDED 6" EXPANSION JOINT FILLER AT 25' O.C.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
2. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED. CONTRACTOR TO VERIFY PRIOR TO INITIATING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND UTILITY PERMITS AND VERIFY THE PROPOSED LOCATION OF UTILITIES WITH UTILITY COMPANIES.
4. CONTRACTOR TO NOTIFY "DIG-SAFE" AND THE TOWN OF DUXBURY DEPARTMENT OF PUBLIC WORKS WATER DIVISION (781) 934-1112 4 DAYS PRIOR TO CONSTRUCTION.
5. WHERE PROPOSED PAVEMENT IS TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT TO A NEAT LINE AND MATCH GRADE.
6. ALL EXISTING TREES, SHRUBS AND GROUND COVER WITHIN 15' OF PROPERTY LINES AND WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
7. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 6" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
8. DRAINAGE SYSTEMS TO BE AS PER DUXBURY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
9. ALL SUBSURFACE STRUCTURES TO CONFORM TO MASSACHUSETTS DOT CONSTRUCTION STANDARDS AND SHALL BE SUITABLE FOR H-20 LOADING.
10. THE CONTRACTORS ATTENTION IS DIRECTED TO ALL REQUIREMENTS OF THE PERMITS AND DECISIONS ISSUED BY THE TOWN OF DUXBURY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
12. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS DATED MARCH 1997 AND ALL MUNICIPAL REGULATIONS.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
14. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETER WITH STAKED STRAWBALES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION. THE LOCATION OF THE STOCKPILE AREAS MAY BE MODIFIED AS APPROVED BY THE ENGINEER. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1.
15. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER SO THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
16. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS THAT REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES.
17. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE LINE OF STAKED SILT SOCK OR SILT FENCE. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT SOCK/FENCE.
18. DURING UTILITY CONSTRUCTION, ALL WATER PUMPED FROM THE EXCAVATED TRENCH SHALL BE DIRECTED TO A "DIRT BAG" PUMPED SEDIMENT REMOVAL SYSTEM (OR APPROVED EQUAL) AS MANUFACTURED BY ACF ENVIRONMENTAL.
19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY EROSION CONTROLS (SILT SOCK) UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
20. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE AFTER EACH RAINFALL EVENT.
21. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL EROSION CONTROL (SILT SOCK) FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN TO MITIGATE ANY EMERGENCY CONDITION.
22. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR UTILITY CONNECTION FEES REQUIRED TO CARRY OUT THE WORK OUTLINED BUT NOT LIMITED TO DEMOLITION.
23. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
24. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
25. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE CLEANED.
26. IT SHOULD BE NOTED THAT THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWING DEPICT THE MINIMUM REQUIRED CONTROL, AND ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION FOR EACH PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES AS THE CONDITIONS DICTATE.
27. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITION.
28. THE SILT SOCK OR SEDIMENT FENCE BARRIERS SHOWN ON THE DRAWINGS SHALL ACT AS THE LIMITS OF DISTURBANCE AND THE LIMITS OF CONSTRUCTION.
29. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF UNSTABILIZED SOIL.
30. THE CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY SITE WORK.
31. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
32. DUST SHALL BE CONTROLLED ON SITE.

DRAWN BY: AMB

DESIGNED BY: DK

CHECKED BY: DK

**Merrill**  
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# SITE PLAN

433-447 WASHINGTON STREET  
DUXBURY, MASSACHUSETTS

DAN HAWKINS/ BAYSIDE MARINE  
433-447 WASHINGTON STREET  
DUXBURY, MASSACHUSETTS 02333

JULY 8, 2021

SCALE: AS NOTED

JOB NO. 21-069

LATEST REVISION: MARCH 6, 2024
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## DETAILS

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